WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Sherrie Ann Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/03/02 14:03 2pgs
Fees:13.00 Taxes:481.00

20020603-0066801

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miles Terry Hiers III	Franklin American Mortgage Company	087-05-0-A-133
(NAME) 4058 Farmingham Woods Drive	(NAME) 501 Corporate Centre Drive	
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Stephen Brett Hill and wife, Sherrie Ann Hill** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Miles Terry Hiers, III and [redacted], Jane W. Hiers,** unmarried persons HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 161, on the Final Plan of Farmingham Woods, Phase III as shown by plat of record in Plat Book 7900, page 554, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stephen Brett Hill and wife, Sherrie Ann Hill by Warranty Deed appearing of record in Book 9595, Page 667, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4058 Farmingham Woods Dr., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of May, 2002.

Stephen Brett Hill by Sherrie Ann Hill
Stephen Brett Hill by: Sherrie Ann Hill, Attorney in Fact

Sherrie Ann Hill
Sherrie Ann Hill

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State personally appeared Sherrie Ann Hill, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence and who, under oath, acknowledges that she executed the foregoing instrument for the purposes therein contained and did so as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on this the 31st day of May, 2002.

NOTARY PUBLIC

My Comm. Expires: 7/20/03

File Number: 1220506?

RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, te undersigned, a Notary Public in and for said County and State, personally appeared SherrieAnn Hill, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the puposes herein contained, and who furhter acknowledged that she is the attorney in fact for Stephen BrettHill and that she is authorized by Stephen Brett Hill to execute this instrument on his behalf.

WITNESS MY HAND AND OFFICIAL SEAL On this the 31st day of May, 2002.

NOTARY PUBLIC

My Comm. Expires: 7/20/03